Karen Johnson Davidson County
Batch# 1278150 DEEDQC
05/27/2025 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250527-0041448

Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Avenue South, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Cynthia Sparkman

TO:

Cynthia Sparkman, Trustee of the Cynthia Sparkman Revocable Living Trust dated May 27, 2025

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 27th day of May, 2025, by and between **Cynthia Sparkman** ("Grantor"), and **Cynthia Sparkman, Trustee of the Cynthia Sparkman Revocable Living Trust dated May 27, 2025, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 92 on the map of Maynor Place as of record in Book 843, Page 24, in the Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 92 fronts 60 feet on the northerly side of Iverson Avenue and runs back 170.7 feet on the westerly line and 177 feet on the easterly line to a dead line, and measures 60.25 feet thereon.
>
> SUBJECT to any and all restrictions and easements of record in said Register's Office, especially to those easements of record in Book 4281, Page 158, said Register's Office.
>
> BEING the same property conveyed to Cynthia Sparkman, by Quitclaim Deed from the former Cynthia E. Merritt Daniel, now Cynthia Sparkman, dated February 16, 2016, and recorded on February 17, 2016, in Instrument No. 20160217-0015105, in the Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all

subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is improved property, known as: **1025 Iverson Avenue, Nashville, TN 37216**.

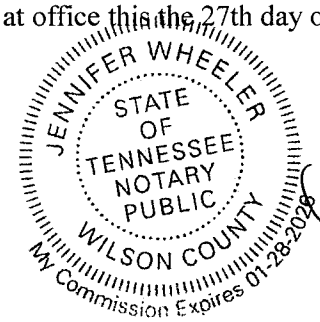
IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Cynthia Sparkman
Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cynthia Sparkman**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 27th day of May, 2025.



Notary Public
My Commission Expires: 1-28-28

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person or Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Cynthia Sparkman, Trustee 1025 Iverson Avenue Nashville, TN 37216	Same/Owner	1025 Iverson Avenue Nashville, TN 37216 072-02-0-026.00

Certificate of Authenticity

I, Ariel Joaquin, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5.27.25.

Affiant Signature

5.27.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th day of May, 2025.

Notary's Signature
My Commission Expires: 1.28.26

JENNIFER WHEELER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026